

**MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: A Text Amendment and Map Amendments to the Jefferson County Zoning Ordinance, and Requests for Conditional Use Permits

DATE: Thursday, August 16, 2012

TIME: 7:00 p.m.

PLACE: Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. Call to Order

The meeting was called to order by Chairman Nass at 7:00 p.m.

2. Roll Call

Nass introduced the Committee; all Committee members were present. In addition, Rob Klotz and Deb Magritz of the Planning and Zoning Department were in attendance.

3. Certification of Compliance With Open Meetings Law Requirements

Reese verified that the meeting was being held in compliance with open meetings law requirements.

4. Review of Agenda

Motion by Reese, seconded by David to accept the agenda as presented. Motion carried on a voice vote with no objection.

5. Public Hearing

Nass explained the process of the public hearing and noted the decision date of August 27, 2012. Klotz read the following hearing notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, August 16, 2012, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance text and maps of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

ZONING ORDINANCE TEXT AMENDMENT

R3602T-12 - Jefferson County: **Add** as a principal use in Sec. 11.04(f)5. A-T AGRICULTURAL TRANSITION **s. County parks – uses permitted under the County Parks Ordinance**

Petitioner: Klotz explained the request for this ordinance change.

Comments in Favor: There were none

Comments Opposed: There were none

Questions from the Committee: There were none

Town Response: There were none

Staff Report: Explained by Klotz

FROM AGRICULTURAL A-1 TO A-T, AGRICULTURAL TRANSITION

R3603A-12 – Jefferson County: Rezone PIN 028-0513-1141-019 (4 Acres) in **Altpeter Park**, Town of Sumner; PIN 016-0514-1211-002 (1.448 Acre) in **Burnt Village Park**, Town of Koshkonong; PINs 024-0516-1241-000 (39.5 Acres) and 024-0516-1242-000 (39 Acres) in **Carlin Weld Park**, Town of Palmyra; PIN 004-0515-1832-012 (0.787 Acre) in **Creamery Park**, Town of Cold Spring; PINs 014-0614-2024-001 (40.007 Acres), 014-0614-2031-000 (40 Acres), 014-0614-2032-000 (40 Acres), 014-0614-2033-000 (40 Acres), 014-0614-2822-000 (43.037 Acres), 014-0614-2911-000 (39.566 Acres), 014-0614-2912-000 (57.467 Acres), 014-0614-2913-000 (70.628 Acres), 014-0614-2914-000 (39.856 Acres), 014-0614-2922-000 (3 Acres), 014-0614-2933-000 (40.468 Acres), 014-0614-3011-000 (31.25 Acres), 014-0614-3014-000 (23.632 Acres) and 014-0614-3041-001 (20.166 Acres) in **Dorothy Carnes Park**, Town of Jefferson; PIN 016-0513-2521-003 (5.304 Acres) in **Indian Mounds Park**, Town of Koshkonong; 002-0714-2413-001 (14.5 Acres), 002-0714-2431-000 (29.1 Acres), 002-0714-2442-000 (32.7 Acres) and 002-0714-2443-000 (24.2 Acres) in **Jefferson County Dog Park**, Town of Aztalan; PIN 006-0716-1122-002 (0.812 Acres) in **Joy Park**, Town of Concord; PIN 012-0816-2342-000 (45 Acres) in **Kanow Park**, Town of Ixonia; PINs 018-0713-1523-000 (51.493 Acres) and 018-0713-1531-000 (37.564 Acres) in **Korth Park**, Town of Lake Mills; PIN 014-0615-0211-002 (9.2 Acres) in **Pohlmann Park**, Town of Jefferson; PIN 018-0713-0233-000 (18.626 Acres) and 018-0713-0233-027 (4.282 Acres) in **Rock Lake Park**, Town of Lake Mills; PIN 002-0714-1332-001 (4.24 Acres) in **Rock River Park**, Town of Aztalan; and PIN 004-0515-3422-001 (8 Acres) in **Welcome Travelers Park**, Town of Cold Spring. These sites are the current County parks, and are owned by Jefferson County.

Petitioner: Klotz explained the reason for potential map amendments.

Comments in Favor: There were none

Comments Opposed: There were none

Questions from the Committee: There were none

Town Response: There were none

Staff Report: Explained by Klotz

FROM AGRICULTURAL A-1 TO A-2, AGRICULTURAL AND RURAL BUSINESS

R3601A-12 & CU1713-12 – Donald & Susan Ebbert: Increase the size of the existing A-2 zone to 2.34 acres with conditional use to allow for two additional buildings including a garden center and community kitchen/educational center. The site is at **N2795 Ebbert Lane** in the Town of Oakland, on PIN 022-0613-3513-000 (40 Acres).

Petitioner: Susan Ebbert spoke, asking to expand her ag business. The first building she proposes will be a garden center for bird seed, crafts and usable items. The second phase includes an educational center for sustainable ag and a community kitchen. When the commercial kitchen is not being used for educational purposes, they would like to rent it out, which explains her request for longer hours.

Comments in Favor: There were none

Comments Opposed: There were none

Questions from the Committee: There were none

Town Response: Klotz noted that an approval from the Town, dated 7/17/12 was in the file.

Staff Report: The staff report was read by Klotz and is on file in the Planning and Zoning Department. In addition, Klotz asked about **parking area**, which Ebbert will show on a sketch; about **water service**, to which Ebbert replied that the first phase will not have water service, but the second phase will; **hours of operation**, altered to accommodate use of the commercial kitchen; **any outdoor area being used**, to which Ebbert replied that it would just be raised bed gardens within the perimeter of the buildings.

CONDITIONAL USE PERMIT APPLICATIONS

CU1714-12 – Jennifer Raether: Conditional home occupation for an in-home salon at **N5973 Coffee Road** in the Town of Farmington, on PIN 008-0715-2114-000 (1.335 Acres), in an A-1 Agricultural zone.

Petitioner: Jennifer Raether of N5973 Coffee Road spoke. She has a 2,518 square foot home and would like to use a 9' X 14' unfinished room in the home for a salon. Hours of operation would fluctuate, Monday, Friday and Saturday one week, Wednesday and Thursday the next. Guests would park in the driveway; she anticipates possibly 25 guest per week. There will be no employees. She asked about signs being permitted.

Comments in Favor: There were none

Comments Opposed: There were none

Questions from the Committee: Nass asked for hours of operation, to which Raether replied one week would be Monday 9-8; Friday 9-5; and Saturday 8-3; and the next week would be Wednesday 9-8; and Thursday 9-8.

Town Response: Klotz noted that an approval from the Town dated 7/10/12 was on file

Staff Report: Klotz asked for the age of the septic system, and noted that the Committee may ask for an evaluation of the system as a condition of approval.

CU1715-12 – Gregory Gitto: Conditional home occupation for a state-licensed kitchen in which to make tortillas and other food products at **N8142 CTH Q** in the Town of Milford. The site is on PIN 020-0814-2143-000 (40 Acres) in an A-1 Agricultural zone.

Petitioner: Greg Gitto of N8142 CTH Q spoke. They milk cows and raise six acres of vegetables. In January 2011 they rented the Rock Lake Activity Center in Lake Mills to make tortillas. It would be more convenient and time efficient to make the tortillas at home with a larger piece of equipment they have purchased. They make pesto and would like to add some value-added products as well.

Comments in Favor: Carol Gitto, same address, 100% in favor.

Comments Opposed: There were none

Questions from the Committee: There were none

Town Response: Klotz noted that there was a 7/18/12 town approval in the file.

Staff Report: Given by Klotz and on file in Zoning. Klotz asked about the age of the septic system, and Gitto responded that they had a mound installed five years ago.

6. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn at 7:22 p.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary